

# MACKENZIE & CORMACK

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## **ALDERBRAE, ANKERVILLE STREET TAIN, ROSS-SHIRE IV19 1BH**

FIXED PRICE £245,000

Distinctive property complete with traditional features, boasting panoramic views to the Dornoch Firth and Tain Golf Course. Alderbrae has been divided to provide a self-contained granny flat. Main House Accommodation: Vestibule, Hall, Living Room, Family Room, Sun Room, Kitchen/Diner, Utility, 3 Bedrooms and Bathroom. Flat Accommodation: Sun Room, Living Room, Kitchen/Diner, Study, 2 Bedrooms and Bathroom. Traditional stone construction with slate roof, the property has two storeys to the front and three to the rear. DG. OFCH. Could easily be reinstated as one home. Situated on 0.42 acres.

HSPC Ref: MK04/46028

**NIGEL D JONES LLB (HONS) DIP LP NP**  
**IAIN MCINTOSH LLB (HONS) DIP LP NP**





The location of the property provides easy access to the A9 for travelling north or south. Alderbrae is centrally located in the old part of the Royal Burgh. Easy access to the Town, where shops, cafes, restaurants and banking services can be found. The town has all four major banks, a medical practice, primary and secondary education, golf club and hotels. A number of recreational pursuits can be enjoyed in the area such as golf, bowls, leisure facilities and tennis. The Highland Capital, Inverness is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.

#### **THE MAIN HOUSE:**

##### **Vestibule:** 1.73m x 2.22m

Well lit entrance, entered via large traditional wood door. Stained glass window and open square arch. Coat hooks and space for storage. Door leads to:

##### **Hall:**

With attractive cornicing and ceiling rose. Window to front. Large understair shelved cupboard. Telephone point and window-lit stair to first floor. Radiator.



**Living Room:**

4.39m x 6.35m (to bay)

Double aspect room with window to the main entrance and large bay window overlooking the front garden. Feature marble fireplace with multi-fuel stove. Ornamental corning and central ceiling rose. TV and telephone points. Two radiators.

**Family Room:**

4.22m x 6.2m (to bay)

Light room with bay window overlooking the rear garden and Tain golf course beyond. Feature fireplace with LPG gas stove. Cabinet with glazed doors and cupboard below. TV point. Radiator. Partly glazed door with steps down to:

**Sun Room: 4.35m x 1.66m**

This room provides an ideal sitting and dining area. Windows to the front and door to side. TV point.

**Kitchen/Diner: 3.33m x 4.15m**

With picture window looking to rear. Modern wall and floor mounted units with ample work surfaces. Diplomat oven, electric stove, extractor fan and fridge. Tile splash back and 1½ bowl stainless steel sink/drainer. Modern spotlighting. Space for informal dining. Radiator.

**Utility Room: 1.73m x 2.76m**

Practical room, well lit from bay window to rear. Floor units with work surface space, sink and side drainer. Radiator. Access hatch to loft. Hotpoint washing machine, Beko tumble dryer and Proline freezer.

**Bathroom: 3.38m x 3.03m**

With WC, wash hand basin, large bath with Mira Advance ATL power shower. Radiator. Window to front. Wooden towel rail. Storage shelving. Dressing space with coat hooks.

**Bedroom 1: 3.02m x 4.13m**

Large master bedroom with picturesque view to rear garden. Large sill ideal for storage. Radiator.

Stairs leads to first floor landing with linen closets and access to 2 further bedrooms.

**Bedroom 2: 4.22m x 2.89m**

Combed with dormer window to front. Radiator. Fitted wardrobe with sliding doors.

**Bedroom 3: 4.15m x 3.27m**

Combed with dormer window looking to Firth. Fitted wardrobe with sliding doors. Access to floored loft space.



## THE FLAT:

Approached from the rear garden of the house, partly glazed door leads to:

### Sun Room: 4.18m x 1.71m

Bright room with windows to rear garden. TV and telephone points. Radiator.

### Kitchen/Diner: 4.23m x 3.38m (at widest)

Originally the main kitchen for the house and has been upgraded to provide wall and floor mounted storage units, integrated Bosch oven and grill, Diplomat touch hob, extractor fan and tiled splash back. Picture window to rear floods room with light. 1½ bowl sink/drain. Mains smoke alarm. Integrated fridge and freezer. TV and telephone points. Sapce for dining. Corridor with meter board and linen closets provides access to:



### Bedroom 1: 3.21m x 4.44m (at widest)

Spacious double aspect room with windows to side and rear. Radiator.



### Bathroom: 3.24m x 2.40m

Comprising WC, wash hand basin, bath and walk-in double shower with electric power shower. Cabinet. Window to rear. Heated towel rail. Extractor fan.



### Living Room: 3.97m x 4.20m

Large picture window with views to Firth. TV and telephone points. Radiator. Feature fireplace with wood burner. Modern lighting with dimmer switch control.



### Study: 1.75m x 2.78m

Potential to be used as a bedroom. Radiator. Door to storage space and door to:

### Bedroom 2: 1.53m x 4.14m

Single room with shelving. Radiator. Patio door provides access to side garden.

### Garden:

Terraced garden from Ankerville Street, the grounds are interspersed with a variety of shrubs and mature trees. Much of the garden is laid to grass with interconnecting footpaths and decking areas. Two whirlygigs, two sheds and chalet-style lodge in rear garden. External lights and tap. There is also a decked seating area which acts as a viewpoint to the Dornoch Firth.



### Extras:

Furniture in the main house is available under separate negotiation. All white goods, curtains and blinds in main house are included.

### Viewing:

Please contact Mr James Todd on 01862 893478.

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